

 <p><b>CITY OF NOVATO</b> COMMUNITY DEVELOPMENT</p>	<p><b>CITY OF NOVATO</b> <b>NOTICE OF INTENT TO ADOPT A</b> <b>MITIGATED NEGATIVE DECLARATION</b> THE NOVATO PLANNING DIVISION INVITES PUBLIC REVIEW AND COMMENT ON AN ENVIRONMENTAL DOCUMENT</p>
<p>Project Names &amp; Application</p>	<p>Costco Fuel Facility (File: P2020-025) Rowland Boulevard Improvements</p>
<p>Project Locations &amp; APN</p>	<p><u>Costco Fuel Facility</u>: 300 Vintage Way and Vintage Way public right-of-way; APN: 153-340-36 and vicinity. Site is listed on a registry prepared pursuant to California Government Code §65962.5.</p> <p><u>Rowland Boulevard Improvements</u>: Rowland Blvd. between Redwood Blvd. and Vintage Way (south).</p>
<p>Project Descriptions</p>	<p><u>Costco Fuel Facility</u>: A proposal to construct and operate a gas station in a parking lot (1.15-acre site) next to the existing Costco Wholesale at Vintage Oaks at Novato, including a 10,244-square-foot canopy, 28 fueling positions, underground storage tanks, and ancillary improvements. Vintage Way modifications include adding a vehicle left-turn pocket and changes to existing bicycle lanes.</p> <p><u>Rowland Boulevard Improvements</u> The City of Novato is proposing to modify Rowland Boulevard between Redwood Boulevard and Vintage Way (south), including adding diagonal parking stalls, restriping of travel lanes, traffic signal optimization, landscaping, and pedestrian and bicycle improvements.</p>
<p>California Environmental Quality Act (CEQA)</p>	<p>A single Draft Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to address both project proposals and is available for a 30-day public review period beginning on January 19, 2021, and ending on February 18, 2021, at 5:00 PM. The IS/MND is accessible at: <a href="http://www.novato.org/costcofuel">www.novato.org/costcofuel</a>.</p> <p>Written comments on the IS/MND may be emailed to Senior Planner Brett Walker at <a href="mailto:bwalker@novato.org">bwalker@novato.org</a> or mailed to: Novato Community Development Department Attn: Brett Walker, Senior Planner 922 Machin Avenue, Novato, CA 94945</p>
<p>Staff Contact</p>	<p>Brett Walker, Senior Planner (415) 493-4711 or <a href="mailto:bwalker@novato.org">bwalker@novato.org</a></p>
<p>Public Review Documents</p>	<p>The IS/MND and project information can be viewed and downloaded online at: <a href="http://www.novato.org/costcofuel">www.novato.org/costcofuel</a></p>

Date: January 19, 2021